



**Owen  
Isherwood**  
CHARTERED SURVEYORS

# For Sale

Freehold Mixed-Use Investment

2,155 Sq. ft. (200.322 sq. m)

9 & 9a Station Approach, Virginia Water, GU25 4DW



- Ground Floor Retail Tenant – Let at £55,000 p.a. in 2018.
- Rent review every 5<sup>th</sup> year anniversary of the lease (2023 review un-activated).
- First floor let on a 2-year AST agreement from Feb '24 at £12,720 p.a. (£1,060 pcm).
- Strong local parade in popular, affluent area of Surrey.

## LOCATION

The town of Virginia Water is located on the South-Western outskirts of Greater London, situated outside of the M25 ring road and just north of the M3 motorway linking London and Southampton. Local transport links include National Rail Services running into London Waterloo, Reading and Weybridge, as well as bus links to the neighbouring towns of Staines, Sunningdale and Thorpe. Station Approach itself is central within the town, situated close to both local transport links and other retail offerings within the town as well as parking opposite.

## DESCRIPTION

The premises are based over two floors and are of a brick-and-slate construction with traditional chequered-paned windows on the first floor and floor-to-ceiling window frontage on the ground floor. Internally both premises have been kept in a good and tenantable condition.

## ACCOMMODATION

| AVAILABLE                    | SQ FT | SQ M    |
|------------------------------|-------|---------|
| 9 (GF Retail)                | 1,550 | 144.082 |
| 9a (First Floor Residential) | 605   | 56.24   |
| Total                        | 2,155 | 200.322 |

## TERMS

Available For Sale Freehold with a total income of £67,720 p.a.

## ASKING PRICE

£1,050,000 (+ VAT)

Sale to be treated as a Transfer of a Going Concern (TOGC) to exclude VAT payment.

## RATES/COUNCIL TAX

GF Rateable Value (24/25): £34,000

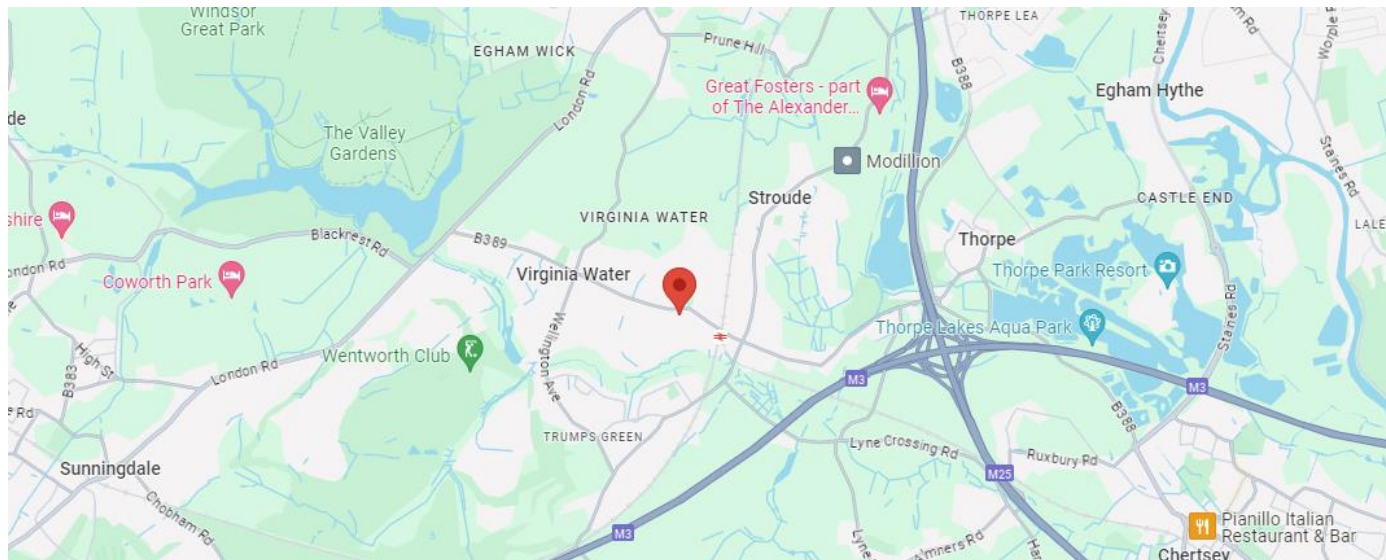
Apartment falling under council tax band C

## EPC

GF Retail Unit: B - 37  
Apartment: D - 67

## COSTS

Each party to bare their own costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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